

MEMORANDUM

June 18, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: AUTHORIZATION TO PETITION THE ZONING COMMISSION FOR URBAN RENEWAL AREA DESIGNATIONS AND A MAP AMENDMENT IN THE CHARLESTOWN URBAN RENEWAL AREA

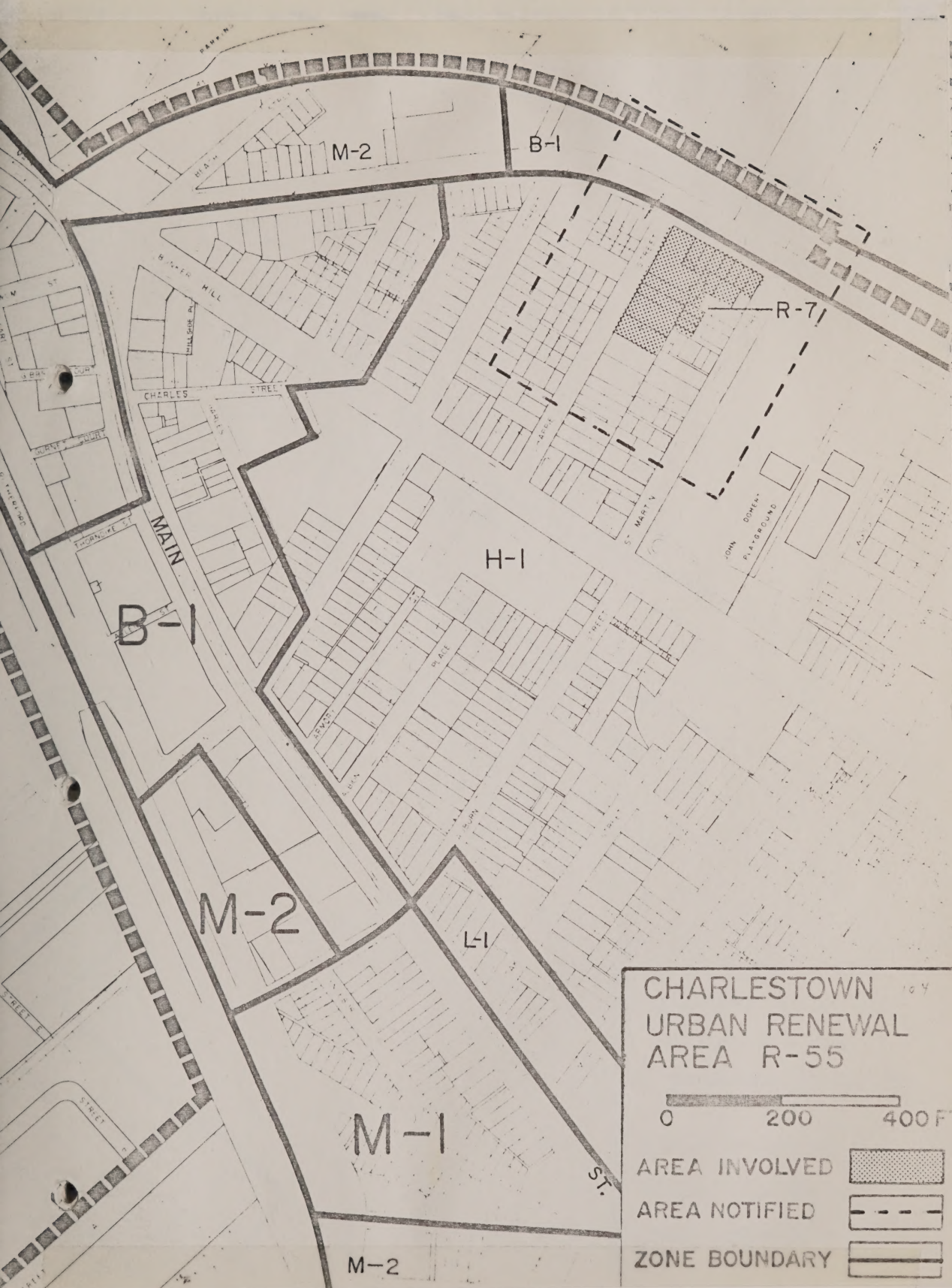
Pursuant to the Charlestown Urban Renewal Plan, Parcels R-7, R-26, R-27, R-38, X-16, X-31 and X-44 are designated as disposition parcels to be developed with new one and two family dwellings. Six of these parcels are located in H-1 (Apartment) districts and one parcel (X-31) is located mostly in an H-1 district with a three foot strip in an L-1 district. These parcels are:

<u>Parcel No.</u>	<u>Address</u>	<u>Owner</u>	<u>Sq. Ft.</u>	<u>Units</u>
R-7	43-67 Chappie St.	BRA	15,364	4
R-26	277 Bunker Hill Street	BRA	16,446	5
R-27	Sheafe St. & Cook St. Court	BRA	5,996	2
R-38	18-20 Pleasant Street	BRA	3,302	1
X-16	50 Walker Street	BRA	2,504	1
X-31	11 Hancock Street	BRA	4,060	1
X-44	Austin, Lawrence & Church Sts.	BRA	9,910	4

Developing single and two family houses on these parcels would involve various Zoning Code violations with respect to dimensional requirements. Although the proposed lots are generous in size in comparison with typical lot sizes in Charlestown, none of the parcels meet the minimum lot size of 5,000 square feet for a single family house or 6,000 square feet for a two family house which are required in an H-1 district.

It is therefore requested that the Director be authorized to petition the Zoning Commission for Urban Renewal Area Subdistrict designations for the parcels identified as Disposition Parcels R-7, R-26, R-27, R-38, X-16, X-31 and X-44, and also for a map amendment to change a small portion of parcel X-31 from an L-1 (Local Business) district to an H-1 (Apartment) district.

VOTED: That the Director is hereby authorized to petition the Zoning Commission for Urban Renewal Area designations for the following Charlestown Urban Renewal Dispositions Parcels: R-7, R-26, R-27, R-38, X-16, X-31 and X-44, changing these parcels from H-1 (Apartment) districts to H-1U (Apartment, Urban Renewal Area) subdistricts and also, for a map amendment to change Disposition Parcel X-31 from an H-1 and an L-1 (Apartment and Local Business) districts to an H-1U district.



M-2

B-1

R-7

H-1

B-1

M-2

L-1

M-1

M-2

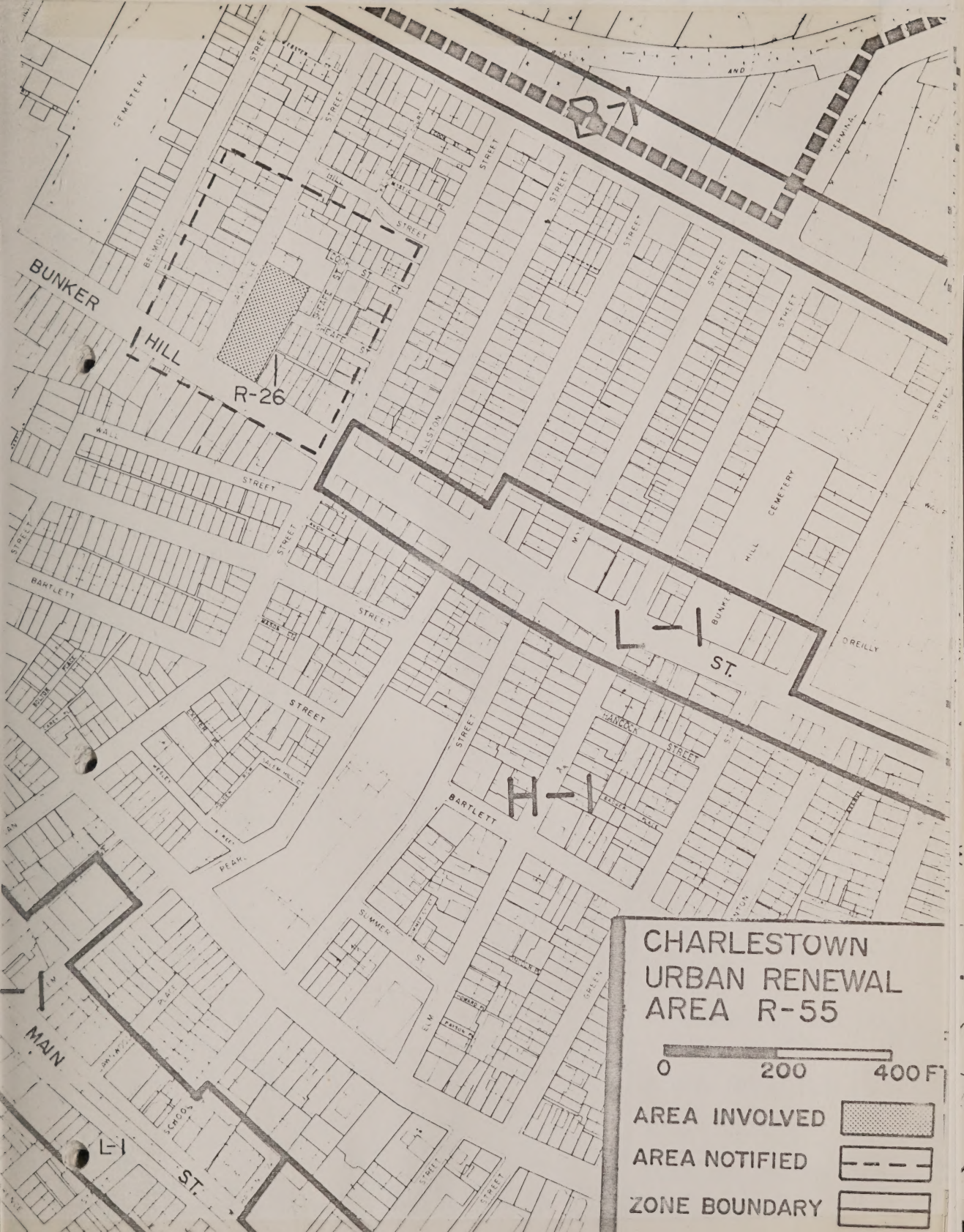
CHARLESTOWN
URBAN RENEWAL
AREA R-55

0 200 400 F

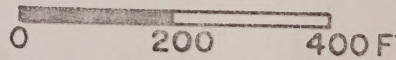
AREA INVOLVED


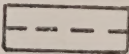
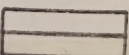
AREA NOTIFIED

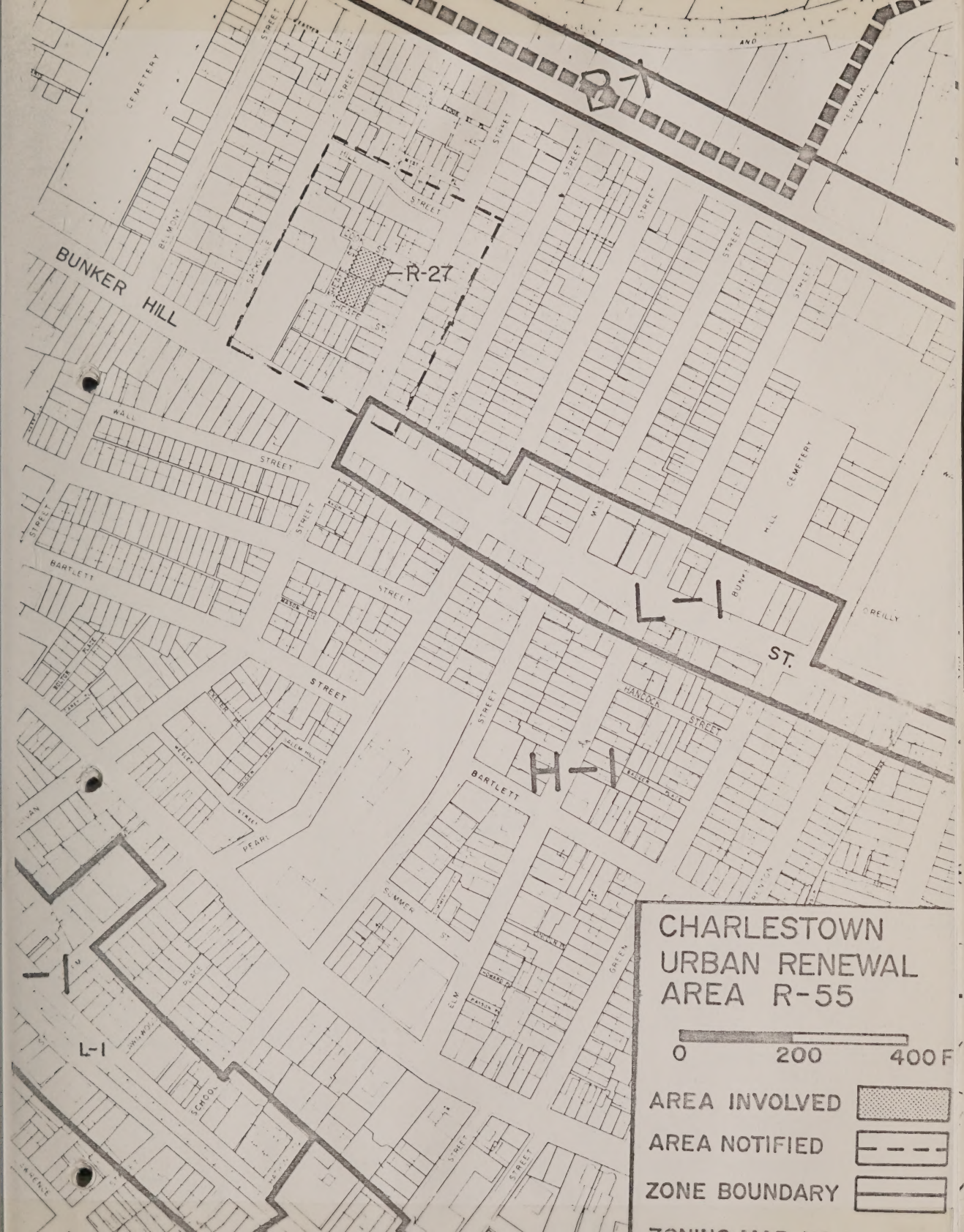
ZONE BOUNDARY



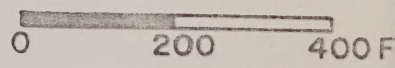
CHARLESTOWN
URBAN RENEWAL
AREA R-55


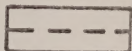
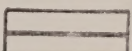


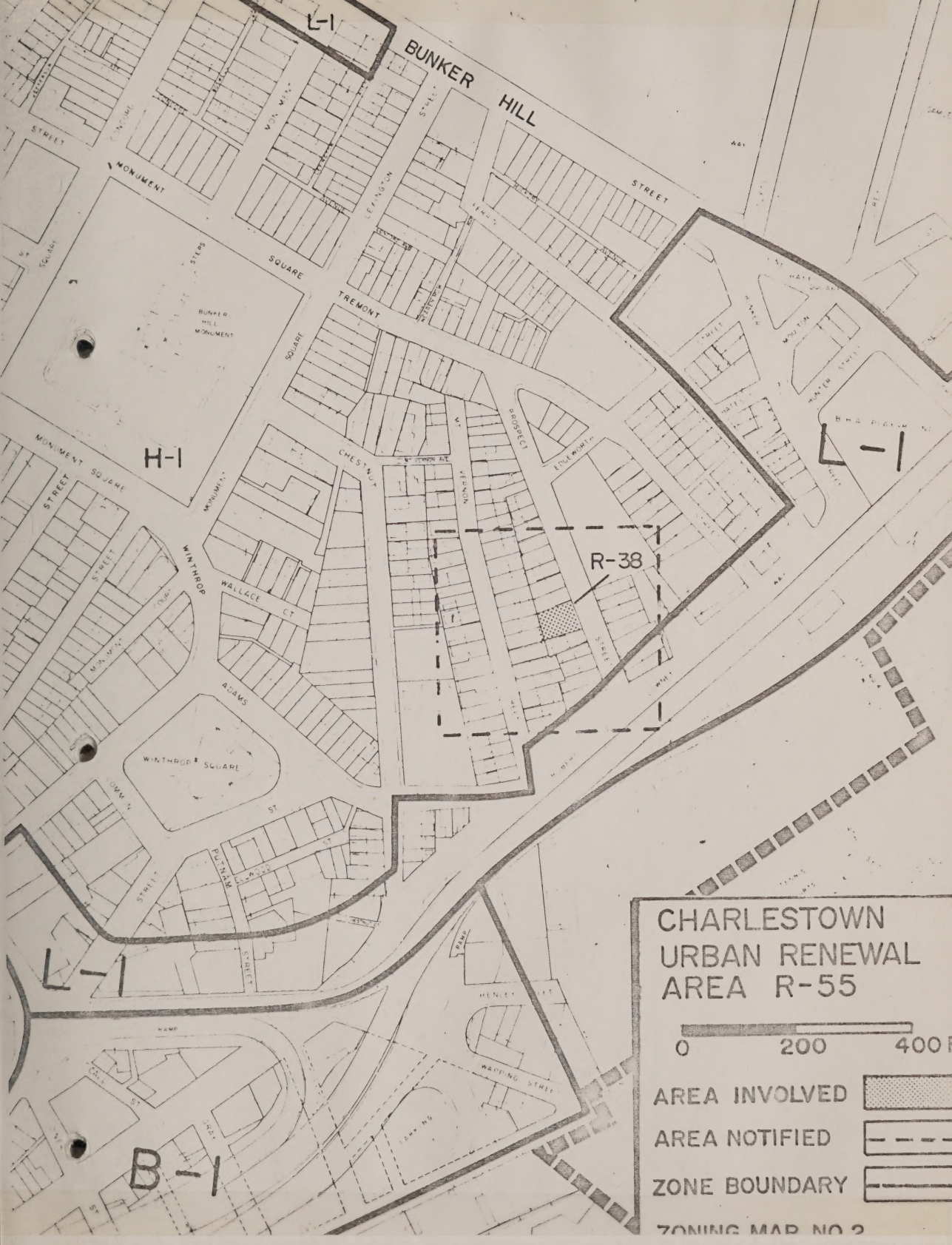
- AREA INVOLVED 
- AREA NOTIFIED 
- ZONE BOUNDARY 



CHARLESTOWN
URBAN RENEWAL
AREA R-55



- AREA INVOLVED 
- AREA NOTIFIED 
- ZONE BOUNDARY 



BUNKER HILL

H-1

R-38


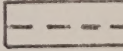
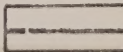
L-1

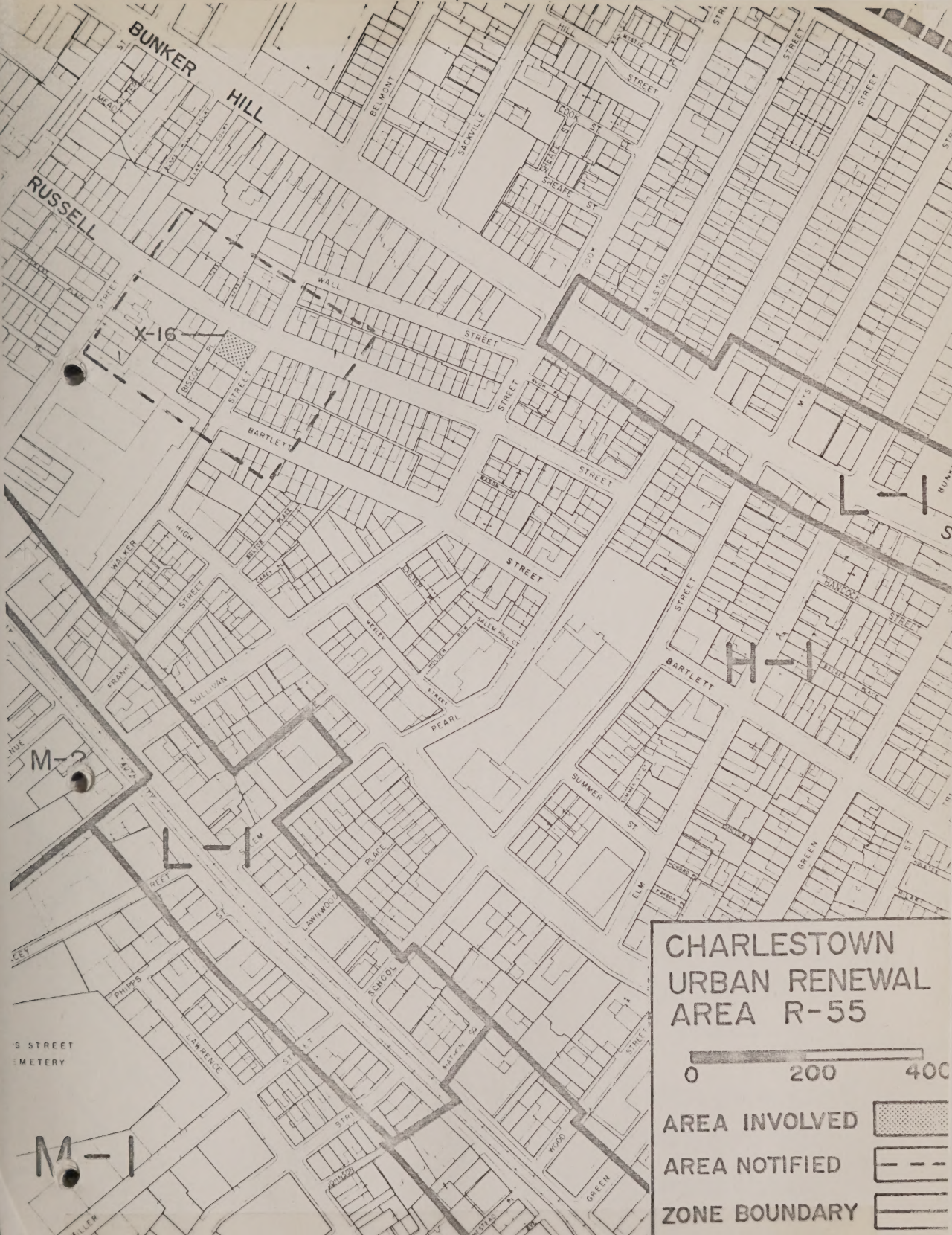
L-1

B-1

CHARLESTOWN
URBAN RENEWAL
AREA R-55

0 200 400

- AREA INVOLVED 
- AREA NOTIFIED 
- ZONE BOUNDARY 
- ZONING MAP NO 2



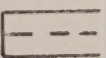
CHARLESTOWN
URBAN RENEWAL
AREA R-55

0 200 400

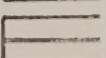
AREA INVOLVED



AREA NOTIFIED



ZONE BOUNDARY





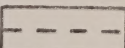
CHARLESTOWN
URBAN RENEWAL
AREA R-55

0 200 400 F

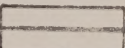
AREA INVOLVED



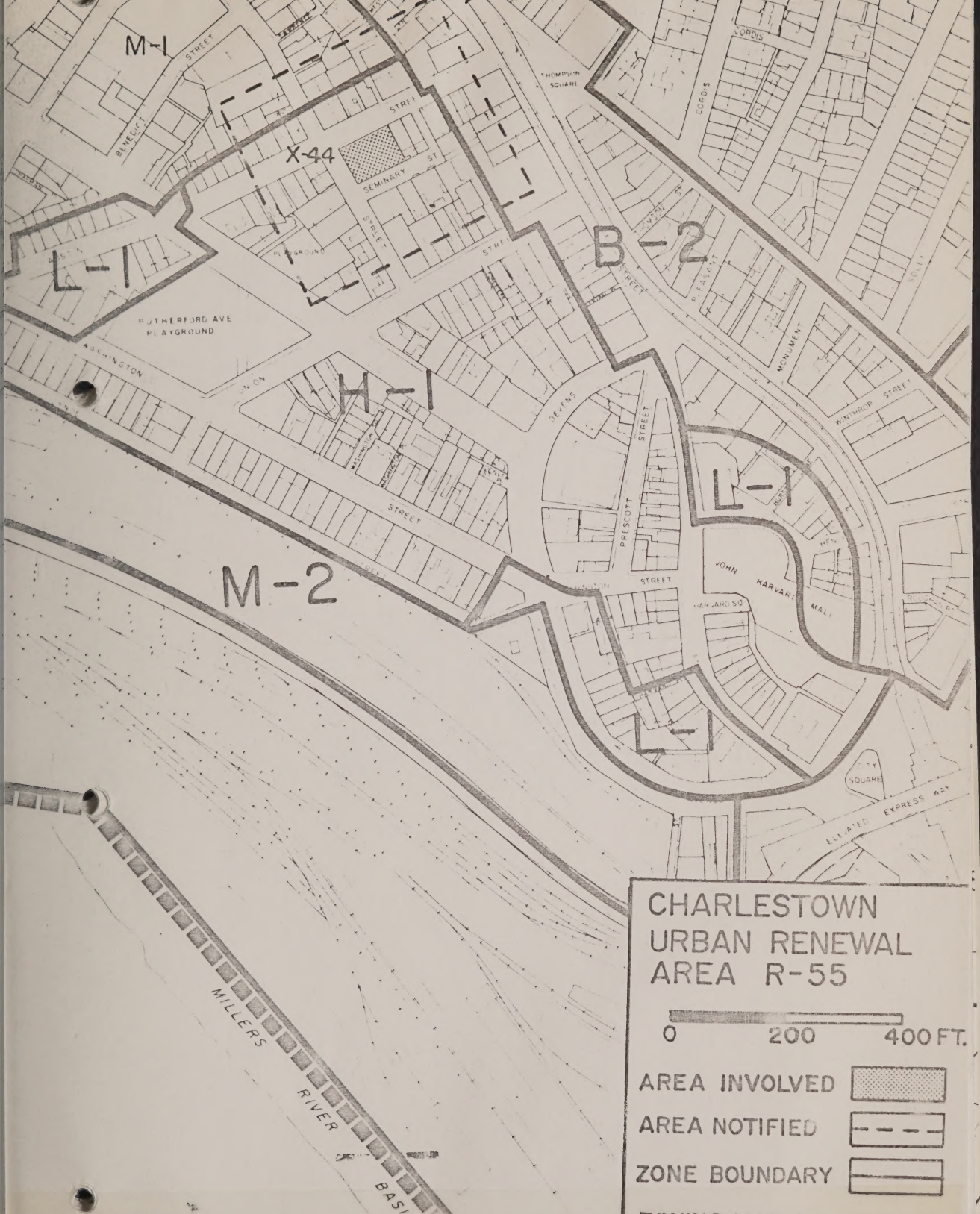
AREA NOTIFIED



ZONE BOUNDARY



ZONING MAP NO 2



MEMORANDUM

June 18, 1970

TO: Boston Redevelopment Authority

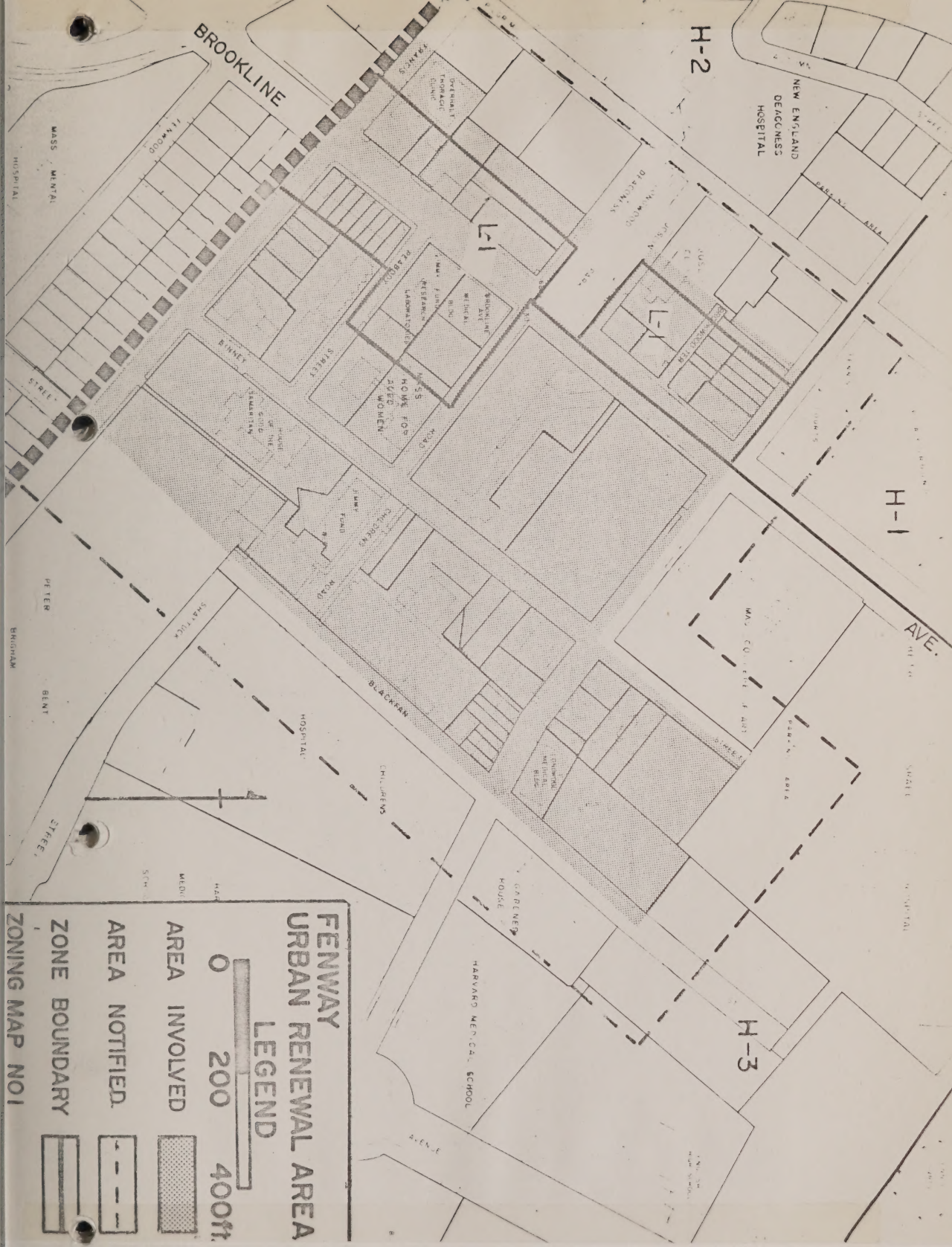
FROM: John D. Warner, Director

SUBJECT: AUTHORIZATION TO PETITION THE ZONING COMMISSION FOR A MAP
AMENDMENT FOR LAND IN THE FENWAY URBAN RENEWAL PROJECT

The Fenway Urban Renewal Plan proposes that the area shown on the accompanying plan be rezoned to a B-4 district. The area contains 19.2 acres and is zoned H-3, L-1 and H-2. The major land uses in the area are medical institutions with an intermixture of commercial and residential uses.

In order to implement the Fenway Urban Renewal Plan, it is requested that the Director be authorized to petition the Zoning Commission for a map amendment to change an area of land indicated on the attached plan from H-3 and H-2 (Apartment) and L-1 (Local Business) district to a B-4 (General Business, with a floor area ratio of 4) district.

VOTED: That the Director is hereby authorized to petition the Zoning Commission for a map amendment to change 19.2 acres of land in the Fenway Urban Renewal Area, as shown by the attached plan and also on a plan known as "Existing and Proposed Zoning-Fenway Urban Renewal Area, Massachusetts," dated November 1, 1965 from H-3, H-2, and L-1 districts to a B-4 district.



H-2

H-1

H-3

BROOKLINE

NEW ENGLAND
DEACONES
HOSPITAL

MASS. MENTAL
HOSPITAL

STREET

11 WOOD

STANTON
THORACIC
CLINIC

L-1

L-1

BINNEY

STETSON

MASS. HOUSE FOR
AGED WOMEN

WILD

CHURCH

BLACKFEN

HOSPITAL

CHILDREN

WATER

BENT

STREET

AVE.

STATE

HOSPITAL

FENWAY URBAN RENEWAL AREA

LEGEND

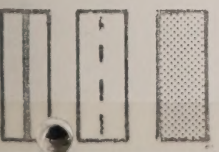
0 200 400ft.

AREA INVOLVED

AREA NOTIFIED

ZONE BOUNDARY

ZONING MAP NO 1



June 18, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-1882
The Beth Israel Hospital Association
330 Brookline Avenue, Boston

Petitioner seeks a variance to erect a five story and basement parking garage in an Apartment (H-3) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 21-1 Setback of parapet is insufficient	64 ft.	19 ft.

The property, located on Brookline Avenue near the intersection of Longwood Avenue, contains a parking lot. After discussion with Beth Israel representatives and review of the plans, the following is noted:

- (a) The garage is so designed that it can be operated with a connection to Louis Pasteur Avenue.
- (b) Beth Israel promised to provide an agreement whereby it will be permitted to traverse Harvard University land to make connection with Louis Pasteur in the area between Harvard property and English High School; to be implemented in the event a connection on the opposite side of English High cannot be obtained.
- (c) Beth Israel will commit itself to make an agreement with Judge Baker's organization to traverse its land or to traverse other land under its control to achieve the desired connection.

Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-1882, brought by the Beth Israel Hospital Association, 330 Brookline Avenue, Boston, for a variance of insufficient setback of parapet to erect a five story and basement 930 car parking garage in an Apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following conditions: (a) The garage is so designed that it can be operated with a connection to Louis Pasteur Avenue; (b) Beth Israel promised to provide an agreement whereby it will be permitted to traverse Harvard University land to make connection with Louis Pasteur in the area between Harvard property and English High School; to be implemented in the event a connection on the opposite side of English High cannot be obtained; (c) Beth Israel will commit itself to make an agreement with Judge Baker's organization to traverse its land or to traverse other land under its control to achieve the desired connection.

SCHOOL

04,974

AREA

PARKING

193,079

4430

PLAYGROUND

Z-1092

330 BROOKLINE AVE.
(B.P.)

COURTS

AVENUE

BROOKLINE

584

TENNIS

COURTS

BETH

ISRAEL

333,384

BETH ISRAEL HOSPITAL

98,816

Mass 87 School

STREET

26,062

AVE.

PARKING

320

688,901

COLLEGE

PARKING

4431

HOSPITAL

26,263

BLACKFAN

Re: Petition No. Z-1895
S. H. Corporation
390 Commonwealth Avenue, Boston

Petitioner seeks a Forbidden Use Permit for a change of occupancy from a hotel to an office building in an Apartment (H-5) district. The proposal would violate the code as follows:

Sect. 8-7 An office building is Forbidden in an H-5 district.
The property, located on Commonwealth Avenue near the intersection of Charlesgate East, contains a seven story brick and stone building. The petitioner proposes to convert the "Puritan Building" or left wing of the existing hotel. Approximately one third of this wing is presently utilized for offices. A 340 car parking garage is located at the rear of the lot. The proposal is appropriate and would help to stabilize the area from marginal uses. Recommend approval.

VOTED: That in connection with Petition No. Z-1895, brought by S. H. Corporation, 390 Commonwealth Avenue, Boston, for a Forbidden Use Permit for a change of occupancy from a hotel to an office building in an Apartment (H-5) district, the Boston Redevelopment Authority recommends approval. The proposed office conversion is appropriate and would help to stabilize the area from marginal uses.

4475

EAST

415	413	411	409	407	405	403	401	397	395	393	391	389	387	385	383	381	379	377	375	373	371
3	2	5	7	23	601	7	3841	6919	4898	038	2211	124	170	233	406	500	500	57	57	584	26

MASSACHUSETTS

COMMONWEALTH

C-1
20

COMMONWEALTH

FENS
RIVER
4475

CHARLESGATE

NEWBURY

MASS.

TURNPIKE

69,193

EXT

Z-1895

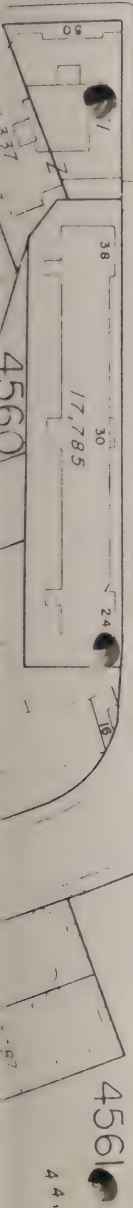
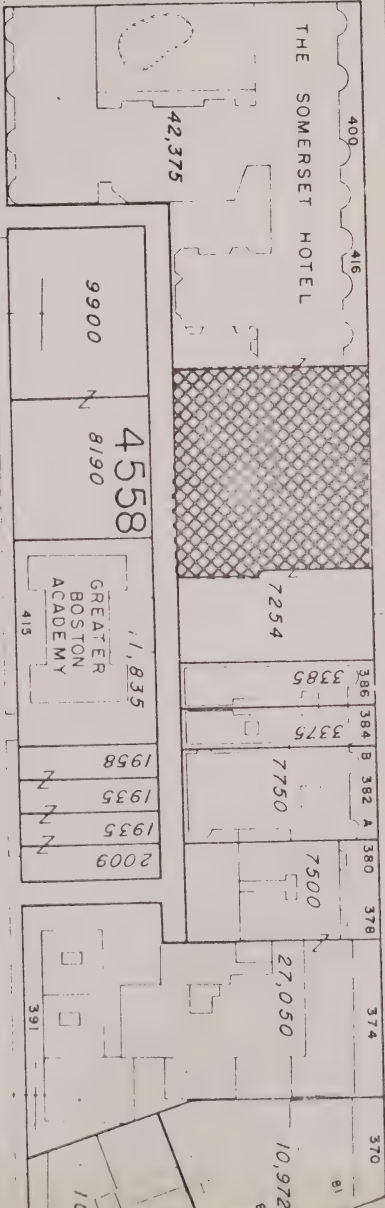
45
390 COMMONWEALTH AVE.
(B.P.)

RAMP

IPSWICH

BOSTON

STREET



Re: Petition No. Z-1898
James Henderson
96-102 Brookline Avenue, Boston

Petitioner seeks a variance for a change of occupancy from Light Manufacturing and a restaurant to light manufacturing, restaurant and theatre in a General Business (B-2) and Light Manufacturing (M-2) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 23-2 Off-street parking is insufficient	21 spaces	0

The property, located on Brookline Avenue near the intersection of Jersey Street, contains a three story concrete structure. The theatre is existing. The petitioner should supply the required off-street parking on nearby lots. The staff recommends that the petitioner ascertain in writing to the Board of Appeal the acquisition of space either through purchase or lease, for the required off-street parking. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1898, brought by James Henderson, 96-102 Brookline Avenue, Boston, for a variance of insufficient off-street parking for a change of occupancy from light manufacturing and a restaurant to light manufacturing, restaurant and theatre in a General Business (B-2) and light manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval provided the required off-street parking is supplied. The petitioner should ascertain in writing to the Board of Appeal the acquisition of space, either through purchase or lease, for the required 21 off-street parking facilities.

Table

[illegible]

Re: Petition No. Z-1899

Edward Younis

41 Vershire Street, West Roxbury

Petitioner seeks a Forbidden Use Permit and a variance for a change of occupancy from a two family dwelling to a three family dwelling in a Single Family (S-.5) district. The proposal would violate the code as follows:

Sect. 8-7 A dwelling converted for more families
is Forbidden in an S-.5 district

Sect. 14-2 Lot area for additional dwelling unit
is insufficient

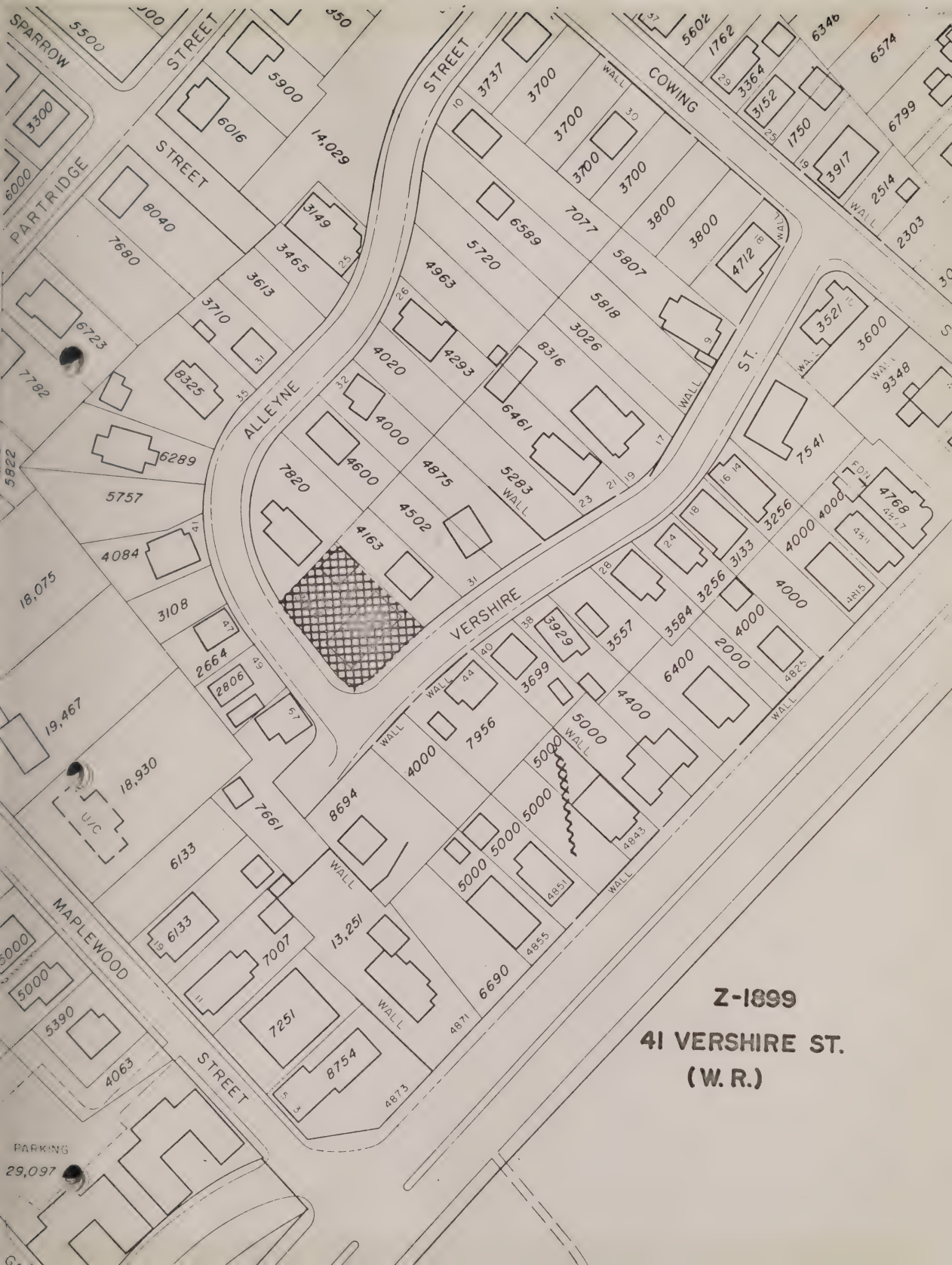
Req'd.Proposed

400 sf/du

813 sf/du

The property, located on Vershire Street at the intersection of Alleyne Street, contains a one story and basement frame structure. The area is predominantly single family. The proposed density is undesirable and would have an injurious effect on surrounding residential properties. Recommend denial.

VOTED: That in connection with Petition No. Z-1899, brought by Edward Younis, 41 Vershire Street, West Roxbury, for a variance of insufficient lot area for additional dwelling unit for a change of occupancy from a two family dwelling to a three family dwelling in a Single Family (S-.5) district, the Boston Redevelopment Authority recommends denial. The area is predominantly single family. The proposed density is undesirable and would have an injurious effect on surrounding residential properties.



Z-1899

41 VERSHIRE ST.
(W. R.)

Re: Petitions Nos. Z-1900-1901
 Albert & Angelina Sablone
 103 Porter Street & 6 Paris Place
 East Boston

Petitioner seeks two Forbidden Use Permits and two variances for a change of occupancy from a store and two apartments to an office and to legalize the use of land for the parking of 15 rental cars in an Apartment (H-1) and Local Business (L-1) district. The proposal would violate the code as follows:

103 Porter Street

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	A rental agency is Forbidden in an L-.5 district		

6 Paris Place

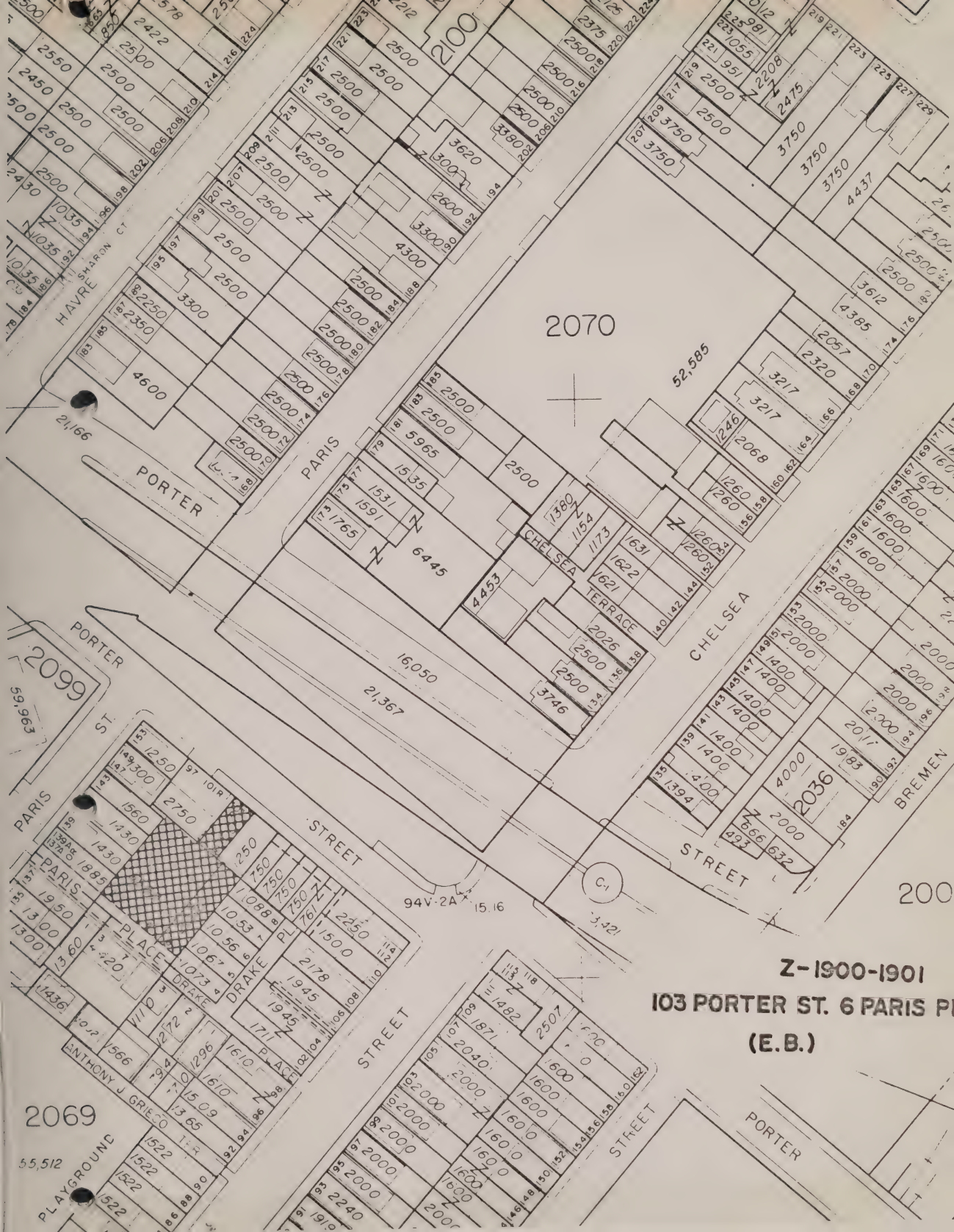
Sect. 8-7	Outdoor rental agency is Forbidden in an H-1 district		
-----------	---	--	--

Sect. 18-1	Front yard is insufficient	25 ft.	11 ft.
------------	----------------------------	--------	--------

Sect. 20-1	Rear yard is insufficient	30 ft.	10 ft.
------------	---------------------------	--------	--------

The property contains a three story brick structure on Porter Street and an 8500 square foot vacant lot on Paris Place. The lot abuts the rear of the existing structure which would be utilized as an office. The proposed facility is inappropriate and undesirable and would have a detrimental effect on abutting residential properties. Recommend denial.

VOTED: That in connection with Petitions Nos. Z-1900-1901, brought by Albert & Angelina Sablone, 103 Porter Street and 6 Paris Place, East Boston, for two Forbidden Use Permits and variances of insufficient front and rear yards for a change of occupancy from a store and two apartments to an office and to legalize the use of land for parking of 15 rental cars in an Apartment (H-1) and Local Business (L-1) districts, the Boston Redevelopment Authority recommends denial. The proposed facility is inappropriate and undesirable, and would have a detrimental effect on the abutting residential properties.



2070

Z-1900-1901
103 PORTER ST. 6 PARIS PL
(E.B.)

2069

Re: Petition No. Z-1902
Radar Realty Trust
75-77 Chestnut Hill Avenue, Boston

Petitioner seeks a Forbidden Use Permit and a variance for a change of occupancy from a one family dwelling to a three family dwelling in a Single Family (S-.5) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7 Any dwelling converted for more families is Forbidden in an S-.5 district		
Sect. 14-2 Lot area for additional dwelling unit is insufficient	4000 sf/du	2845 sf/du

The property, located on Chestnut Hill Avenue near the intersection of William Jackson Avenue, contains a $2\frac{1}{2}$ story vacant frame dwelling. The structure is set back approximately 80 feet on Chestnut Hill Avenue. The petitioner would rehabilitate the vacant structure which is in urgent need of repair. The staff recommends that the existing landscaping should not be disturbed. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1902, brought by Radar Realty Trust, 75-77 Chestnut Hill Avenue, Brighton, for a Forbidden Use Permit and a variance of insufficient lot area for additional dwelling unit for a change of occupancy from a one family dwelling to a three family dwelling in a Single Family (S-.5) district, the Boston Redevelopment Authority recommends approval provided that the existing landscaping is not disturbed. The vacant structure would be rehabilitated and restored to a productive occupancy.



Z-1902
75-77 CHESTNUT HILL AVE.
(BRI.)

Re: Petition No. Z-1903
 New England Tel & Tel Co.
 40 Saratoga Street, East Boston

Petitioner seeks a Conditional Use Permit and five variances to erect a two story and basement addition to an automatic telephone exchange in an Apartment (H-1) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-6	An addition to a pre-existing Conditional Use requires a Board of Appeal hearing.		
Sect. 10-1	Parking is not allowed in front yard nor within 5 feet of side lot line		
Sect. 14-2	Lot area for additional unit is insufficient	1000 sf/du	625 sf/du
Sect. 15-1	Floor area ratio is excessive	1.0	1.07
Sect. 18-1	Front yard is insufficient	25 ft.	10 ft.
Sect. 23-5	Off-street parking facilities are insufficient	14 spaces	10 spaces

The property, located on Saratoga Street between Marion and Meridian Streets, contains a two story automatic telephone exchange. The staff would have no objection to the proposed two story addition provided that at least 10 off-street parking facilities are supplied. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-1903, brought by New England Tel & Tel Co., 40 Saratoga Street, East Boston, for a Conditional Use Permit and variances of parking not allowed in front yard nor within five feet of side lot line, insufficient area for additional unit, front yard, off-street parking and excessive floor area ratio to erect a two story and basement addition to an automatic telephone exchange in an Apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided that the petitioner supply at least ten off-street parking facilities.



1903
Z-1902
40 SARATOGA ST.
(E.B.)